



TO LET



**FITTED OUT OFFICE
SPACE**

**PART GROUND FLOOR
9 – 13 FENCHURCH
BUILDINGS
FENCHURCH STREET
LONDON EC3**

1,112 SQ FT (103 SQ M)

LOCATION:

The building is located on Fenchurch Buildings off Fenchurch Street in the hub of the insurance district and benefits from close proximity to Lloyd's of London, as well as the shops, cafes and restaurants on Fenchurch St and Leadenhall Market.

ACCOMMODATION:

Part Ground Floor 1,112 sq ft 103 sq m

LEASE:

A new sub lease is available for a term expiring on 23rd June 2015.

RENT:

The passing rent is £22,240 per annum. This equates to approximately £20 per sq ft.

AMENITIES:

- Air conditioning / Cooling
- Suspended Ceilings
- 24 Hour Access

VAT:

The building has been elected for VAT.

BUSINESS RATES:

Estimated at £12,012 per annum
(£10.80 per sq ft)

Interested parties are encouraged
to make their own enquires.

SERVICE CHARGE:

Estimated at £10,505 per annum
(£9.45 per sq ft)

LEGAL COSTS:

Each party to be responsible for their own legal and professional costs

VIEWING:

Strictly by appointment through

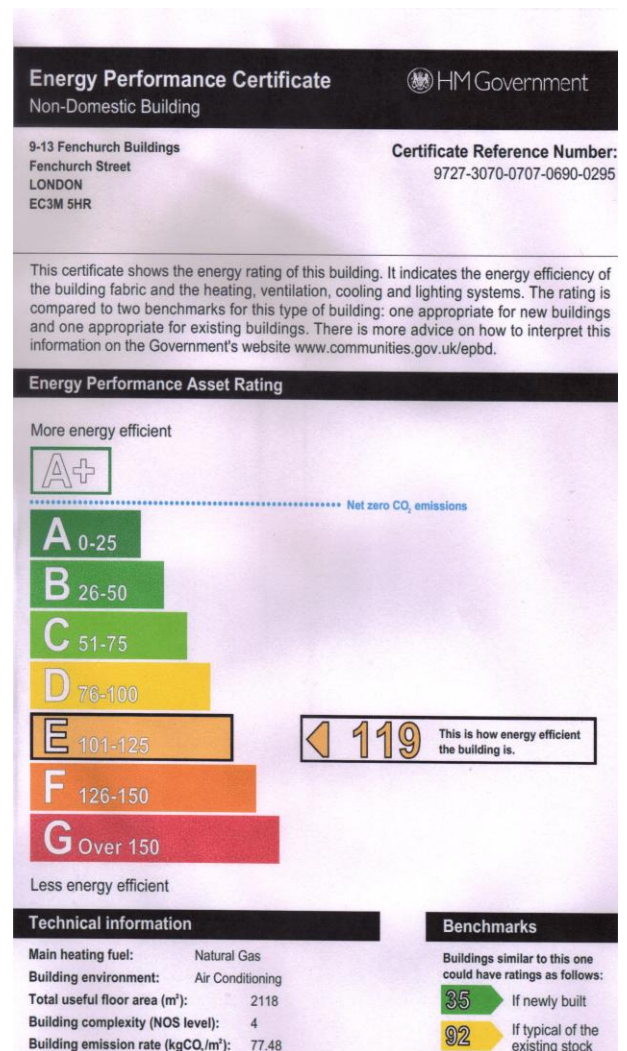
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IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISREPRESENTATION ACT 1991 – Ostroumoff on behalf and for the lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance for the intending lessess and do not intend nor constitute part of an offer or contract. Subject to contract (January 2013)